

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
11 RYE STREET  
BROAD BROOK, CT 06016  
(860) 623-6030**

COMMISSION:

Joseph Ouellette	- Chairman	Patrick Mulkern	- Alternate
Frank Gowdy	- Vice Chairman	(Vacancy)	- Alternate
Lorraine Devanney	- Secretary	(Vacancy)	- Alternate
James Thurz	- Regular		
Travis O'Brien	- Regular		

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**AGENDA**

**TUESDAY, MAY 10, 2011 – 7:00 p.m.**  
**PLANNING & ZONING COMMISSION**  
**Meeting #1590**

**NOTE:**    *This meeting will be held in the assembly hall at the  
Scout Hall Youth Center, 28 Abbe Road, East Windsor, CT*

Commission members and alternates who are unable to attend the meeting are asked to call the Planner's Office (623-6030) before noon of the day of the meeting.

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**I. ESTABLISHMENT OF QUORUM**

**II. ADDED AGENDA ITEMS**

**III. APPROVAL OF MINUTES:**    April 26, 2011

**IV. RECEIPT OF APPLICATIONS**

**V. LEGAL NOTICE**

**VI. CONTINUED HEARING:**

**Annette Fortune** - Special Use Permit for 2 training fields to allow for dog training classes and possible show events on property located on the north side of North Road. [A-1 zone; Map 124, Block 16, Lot 26A] (*Deadline to close hearing 5/31/2011*)

**VII. NEW HEARINGS:**

**KROS East Windsor, LLC** - Zone Change/Map Change to establish a Highway Interchange Floating Zone (HIFZ), per Zoning Regulations Section 504, for property located at 44 and 54 Prospect Hill Road. 44 Prospect Hill Road is owned by The 1010 Broadway LLC; and 54 Prospect Hill Road is owned by WLF Realty, LLC. [Presently zoned M-1 & B-2; Map 92, Block 17, Lots 29 and 30] (*Deadline to close hearing 6/14/2011*)

**KROS East Windsor, LLC** - Special Use Permit for General Development Plan for retail/service establishment of up to 200,000 sq. ft. located at 44 and 54 Prospect Hill Road, under proposed HIFZ zoning designation, per Zoning Regulations Section 504 and 900.5. 44 Prospect Hill Road is owned by The 1010 Broadway LLC; and 54 Prospect Hill Road is owned by WLF Realty, LLC. [Presently zoned M-1 & B-2; Map 92, Block 17, Lots 29 and 30] (*Deadline to close hearing 6/14/2011*)

**VIII. SITE PLAN APPROVAL:**

**Boyer Carpentry & Remodeling, LLC** - Site Plan Approval to allow construction of a 480 sq. ft. addition and convert 12' x 12' deck to office space on property located at 115 Bridge Street, owned by Maly Phimvongsa & Steven R. Boyer. [B-1 zone; Map 111, Block 12, Lot 5] *(Deadline for decision 6/30/2011)*

**IX. BUSINESS MEETING:**

- (1) PZC Bylaws – Proposed Amendment
- (2) Discussion: Zoning Amendments related to Farm Regulations - tabled
- (3) Discussion on Section 811 – Adult Oriented Establishments - tabled
- (4) Discussion on Route 140 - Sewer Extension / Zoning Issues - tabled
- (5) Incentive Housing Zone - tabled
- (6) Correspondence
- (7) Staff Reports

**X. SIGNING OF MYLARS/PLANS, MOTIONS**

**XI. ADJOURNMENT**